

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SIXTY-THIRD MEETING

Minutes of Board Meeting

Wednesday, July 28, 2021

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair
Joseph Adams, Member
Magalie Austin, Member
Paula Gavin, Member
Matt Gewolb, Member
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 28, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 30, 2021

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 28, 2021

1 Authorization to Amend Board Resolution 19-1/30-27

Location:	Betances VI
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to amend Board Resolution 19-1/30-27, which authorized the Authority to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year ground lease for an approximately 10,000 square foot parcel of land located on the southeast corner of Willis Avenue and East 146th Street, Bronx County, Block 2291, Lot TBD (the "Project Site"), with a total of approximately 90,000 square feet of zoning floor area, and easements, for the construction of a building with one hundred (100) affordable housing units for households earning below 80% of Area Median Income, with thirty (30) units set aside for formerly homeless individuals, one (1) superintendent's unit, ground floor retail uses, and on-site supportive services for special needs residents, and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Betances Family Apartments, a joint venture between Lemle & Wolff Development Company, Alembic Community Development, and The Bridge, or its affiliate, to (i) reflect a change in the timing of the receipt of the NYCHA developer fee, and (ii) reflect a change in the nominal upfront rental payment for the ninety-nine (99) year ground lease.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization of a Funding/Contract Capacity Increase to Requirement Contract No.1718275 Awarded to East River Energy, Inc.

Location:	Various (Manhattan)
Administering Department:	Finance – Accounts Payable and Utility Management
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding/contract capacity increase to this requirement contract awarded to East River Energy, Inc. for Ultra-Low Sulfur Heating Fuel Oil with 5% Bio-Diesel, authorized by Board Resolution 17-7/26-16 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on October 1, 2017 and is continuing through September 30, 2022.

APPROVED

- 3 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$5,332,167.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Lloyd's of London, (ii) Group Ark Insurance Limited, a White Mountains Insurance Group subsidiary, (iii) SiriusPoint Bermuda Insurance Company Limited, a SiriusPoint Limited subsidiary, (iv) Navigators Insurance Company, a Hartford Financial Services Group, Inc. subsidiary, (v) RSUI Indemnity Company, an Allegheny Corporation subsidiary, (vi) Endurance American Specialty Insurance Company, a SOMPO Holdings Inc. subsidiary, (vii) Lexington Insurance Company, an American International Group, Inc. subsidiary, (viii) Liberty Surplus Insurance Corporation, a Liberty Mutual Holding Company, Inc. subsidiary, (ix) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary and (x) Markel Insurance SE, a Markel Corporation subsidiary, to provide insurance coverage for torts above the Authority's \$5,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$100,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability), and terrorism coverage, commencing August 1, 2021 and continuing through July 31, 2022.

APPROVED

4 Authorization to Award the Authority's Public Officials Liability Insurance Policies, Including Employment Practices Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,413,868.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's Public Officials Liability ("POL") Insurance Program Policies, including Employment Practices Liability ("EPL") to (i) AIG Specialty Insurance Company, a subsidiary of American International Group, Inc., (ii) Landmark American Insurance Company, a subsidiary of Alleghany Corporation, (iii) Fair American Insurance and Reinsurance Company, a subsidiary of Alleghany Corporation, (iv) Ironshore Indemnity Incorporated, a subsidiary of Liberty Mutual Holding Company Incorporated, (v) Kinsale Insurance Company, a subsidiary of Kinsale Capital Group, Incorporated, (vi) Ascot Insurance Company, a subsidiary of Canada Pension Plan Investment Board and (vii) Markel Insurance Company, a subsidiary of Markel Corporation, to provide POL insurance coverage above the Authority's \$5,000,000.00 self-insured retention where applicable in the amount of \$20,000,000.00, per claim and \$20,000,000.00 in the aggregate (including \$15,000,000.00 of EPL coverage), commencing on August 1, 2021 and continuing through July 31, 2022.

APPROVED

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	8

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants Inc. The first lowest bidder, the second lowest bidder, and the third lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The fourth lowest bidder, the fifth lowest bidder, and the sixth lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other IDIQ contract to the fourth lowest bidder, one (1) other IDIQ contract to the fifth lowest bidder, and one (1) other IDIQ contract to the sixth lowest bidder. The seventh lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	0

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, ATC Group Services LLC. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder, the fourth lowest bidder, and the sixth lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder, one (1) other IDIQ contract to third lowest bidder, one (1) other IDIQ contract to the fourth lowest bidder, and one (1) other IDIQ contract to sixth lowest bidder. The fifth lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Athenica Environmental Services Inc. The first lowest bidder, the second lowest bidder, the third lowest bidder, the sixth lowest bidder, and the seventh lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder, one (1) other IDIQ contract to the second lowest bidder, one (1) other IDIQ contract to the third lowest bidder, one (1) other IDIQ contract to the sixth lowest bidder, and one (1) other IDIQ contract to the seventh lowest bidder. The fourth lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Raz Interiors Ltd. The first lowest bidder, the second lowest bidder, and the third lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for the submission of such an unrealistically low estimated cost of labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. The fifth lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

9 Authorization of a Funding/Contract Capacity Increase to Requirement Contract No. 1822110 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,436,170.86
Projected Section 3 Hires:	1

Authorization is requested to approve a funding/contract capacity increase to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of apartment entrance doors, authorized by Board Resolution 18-9/27-28 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on October 22, 2020 and is continuing through October 21, 2021.

APPROVED

- 10 Authorization of a Funding/Contract Capacity Increase to Requirement Contract No. 1834302 Awarded to RP General Construction Corp

Location:	Various (Manhattan)
Administering Department:	Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,278,940.13
Projected Section 3 Hires:	1

Authorization is requested to approve a funding/contract capacity increase to this requirement contract awarded to RP General Construction Corp for window repair and/or replacement, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on November 28, 2020 and is continuing through November 27, 2021.

APPROVED

- 11 Authorization to Approve an Amendment to the Memorandum of Understanding (“MOU”) with the New York City Department of Investigation (“DOI”) Related to the Response to and Recovery from Hurricane Sandy

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	Capital – CDBG–DR
Amount:	\$2,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve an amendment to the MOU with DOI for DOI's retention of one (1) or more firms to independently audit and monitor contracts undertaken by the Authority for repair and restoration related to the response to and recovery from Hurricane Sandy, authorized by Board Resolution 15-5/27-6 for an initial four-year term and as subsequently amended, to increase the not-to-exceed amount, in order to fund the continued provision of services during the extended term, which commenced on June 9, 2019 and is continuing through June 30, 2023.

APPROVED

12 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Woodside
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$18,992,556.68
Projected Section 3 Hires:	10

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem - Quality Corporation.

APPROVED

13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Roof Work

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$15,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Adam's European Contracting Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Roof Work

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$15,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Adam's European Contracting Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Brickwork

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$15,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Adam's European Contracting Inc. The first lowest bidder was deemed non-responsive for failure to meet the minimum qualifications listed on the Contractor Experience Form, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 16 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Brickwork

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$15,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this IDIQ JOC to the second lowest responsive and responsible bidder, DIA General Construction, Inc. ("DIA"). The first lowest bidder was deemed non-responsive for failure to meet the minimum qualifications listed on the Contractor Experience Form, as outlined in the Authority's bid documents. The second lowest bidder is the lowest responsive and responsible bidder for all four (4) IDIQ JOCs in the roofing and brickwork series (Request For Quotations Nos. 200846,3, 200848-2,2, 200844,4 and 200845,4), and Capital Projects Division determined that it is in the best interest of the Authority to award one (1) of the two (2) brickwork IDIQ JOCs to DIA. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Rejection of All Bids for a Contract for Community Center Kitchen Expansion

Location:	Bronx River
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Rejection of all bids is recommended in the best interest of the Authority.

APPROVED

- 18 Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors ("VRCs") Architectural, Structural and VRC Portion

Location:	Marlboro (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

APPROVED

- 19 Rejection of All Bids for a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors Electrical Portion

Location:	Bay View (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

APPROVED

20 Authorization to Enter into an Agreement with The Campaign Against Hunger ("TCAH")

Location:	Marlboro (LLC I)
Administering Department:	Capital Projects Division
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with TCAH, for lease of approximately 8,000 square feet of Authority property, located at West 11th Street at Marlboro Houses ("the Premises"). The Premises will be utilized for an urban agricultural system. The term of the Lease will be fifteen (15) years, commencing on December 1, 2023 and continuing through November 30, 2038, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Capital Projects Division and continuing for fifteen (15) years thereafter.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary



Capital Projects Division

Board Meeting Update
July 28, 2021

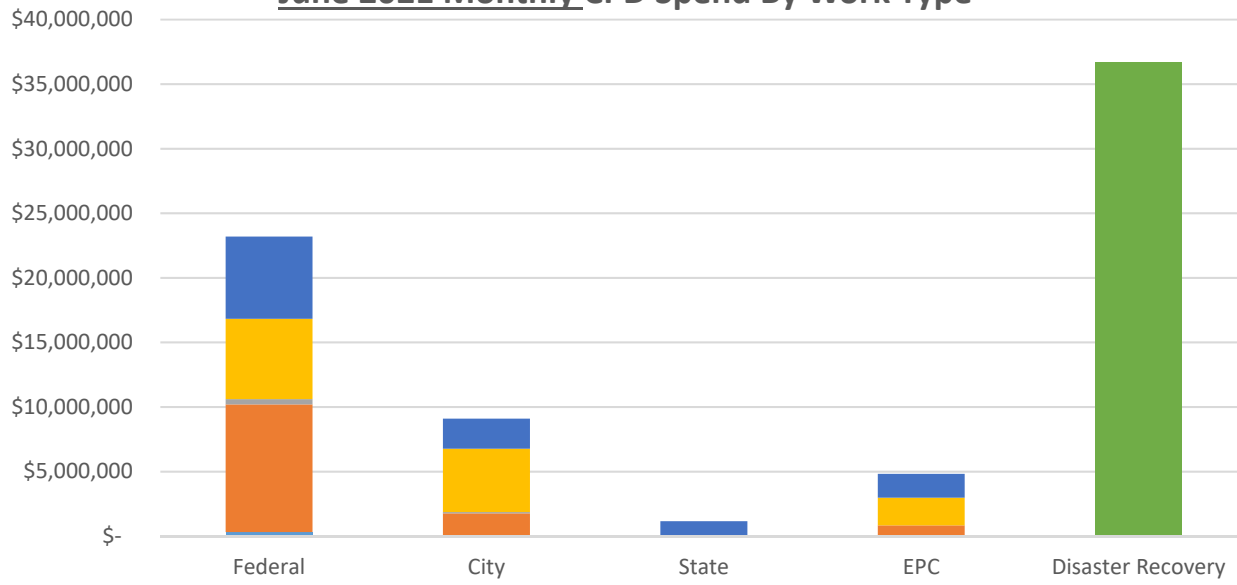


NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

June 2021 Spend

June 2021 Monthly CPD Spend By Work Type



■ ELEVATORS ■ EXTERIORS ■ GROUNDS ■ HEATING ■ INTERIORS ■ RECOVERY & RESILIENCE

Funding Source	Spend Total
Federal	\$23M
City	\$9M
State	\$1M
EPC	\$5M
Disaster Recovery	\$37M
Total	\$75M



Capital Projects Division

Weatherization Assistance Program ("WAP")

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(i) the temporary suspension of prerequisite Authority approval of

(a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38,

(b) sole source contracts that are valued in excess of \$100,000.00 that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

(c) change orders, as required by Section 501(a)(3) of the CPR; and

(ii) at each Board Meeting, providing a WAP contracts report including, but not limited to, the

(a) number of contracts awarded, and

(b) change orders entered into, subsequent to the prior Board Meeting.



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
7/20/2021

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 7 contracts totaling \$1,195,796.02 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Window work pending at 1 building plus tenant not home. Awaiting window deliveries.
- Penn Wortman – Remaining window work has resumed at both buildings.
- Colon Lifhe – All work completed.

Schedule

Listed Projects (see chart)

- Construction commenced: **March 2020**
- Anticipated Completion: **September 2021**
- Completed Energy Audits: **Begun in October 2019, completed in January 2020. Additional audits, begun in August 2020, are ongoing**

WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	206 Eldridge Street Manhattan, NY, 10002	\$198,059.40	1/14/21
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$1,195,796.02	


No new contracts awarded above \$1M, pursuant to the recently adopted Procurement Policy Manual



THREE-THOUSAND ONE HUNDRED AND SIXTY-THIRD MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:26 A.M.

A handwritten signature in black ink that reads "Jacqueline C. Hernandez". The signature is written in a cursive style with a large initial "J".

Jacqueline C. Hernandez, Esq.
Corporate Secretary